

Article 5: Building Regulations
(Added 12-9-1997 by O-18451 N.S.)

Division 1: Adoption and Applicability of the Building Regulations
(Added 12-9-1997 by O-18451 N.S.)

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to establish minimum standards to safeguard life or limb, health, property and public welfare and to satisfy the purpose of the 2007 California Building Code as provided in Section 101.3 of the 2007 California Building Code.
- (b) The purpose of this section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this section.

(Amended 9-24-2002 by O-19102 N.S..)

(Amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

§145.0102 When the Building Regulations Apply

- (a) This article shall be known as the Building Regulations of the City of San Diego and regulates the construction, alteration, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.
- (b) Where in any specific case, different sections of the Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

- (c) Wherever in the Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 145.0107.
- (d) Administration and enforcement of the Building Regulations of The City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

(Amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

§145.0103 Adoption of the 2007 California Building Code

- (a) The 2007 California Building Code, published and amended by the California Building Standards Commission [BSC], as amended by the State Department of Housing and Community Development [HCD 1, HCD 1/AC]; the Division of the State Architect/Access and Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] is adopted by reference, except as otherwise provided in this Article of the San Diego Municipal Code, Divisions 2 through 36. A copy of the 2007 California Building Code is on file in the office of the City Clerk as Document No. OO-19726.
- (b) When reference is made to the California Building Code, it shall be the 2007 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Each of the regulations, provisions, conditions, and terms of the 2007 California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in Divisions 2 through 36.
- (d) Numbering of sub-sections in Division 2 through 35 of this Article is cross-referenced to sections in the 2007 California Building Code.
- (e) The adoption of the 2007 California Building Code, shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

- (f) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Sections 101.3, 102, 108, 109.1 and 110.3 of the 2007 California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:
- (1) California Building Standards Commission.
 - (2) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
 - (3) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).
 - (4) Office of the State Fire Marshal (SFM).
 - (5) Office of Statewide Health, Planning and Development requirements for licensed clinics and any freestanding building under a hospital license where outpatient clinical services are provided (OSHPD3).
 - (6) California Energy Commission energy efficiency standards (CEC).

(Retitled from "Adoption of the 1998 California Building Code" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Adoption of the 2007 California Building Code" and amended 4-8-2008 by O-19726 N.S.; effective 5-8-2008.)

§145.0104 Portions of the 2007 California Building Code Not Adopted by the City of San Diego

The following portions of the 2007 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 15, Roof Assemblies and Roof Structures, Table 1505.1 and Section 1510.4.
- (b) Chapter 29, Plumbing Systems.

(Retitled from "Portions of the 1998 California Building Code Not Adopted by the City of San Diego" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Portions of the 2007 California Building Code Not Adopted by the City of San Diego" and amended 4-8-2008 by O-19726 N.S.; effective 5-8-2008.)

§145.0105 Modifications to the 2007 California Building Code Adopted by the City of San Diego

The following sections or Sub-sections of the 2007 California Building Code have been modified by the City of San Diego:

- (a) Chapter 7A Section 701A.3.1, 702A, and 704A.1.5.
- (b) Chapter 15, Roofing and Roof Structures, Section 1505.1 General, Section 1505 Fire Classification, Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, and Section 1510.1 General.
- (c) Chapter 33, Demolition, Section 3303.4.

(Retitled from “Modifications to the 1998 California Building Code Adopted by the City of San Diego” and amended 9-24-2002 by O-19102 N.S.)

(Retitled to “Modifications to the 2007 California Building Code Adopted by the City of San Diego” and amended 4-8-2008 by O-19726 N.S.; effective 5-8-2008.)

(Amended 7-28-2009 by O-19885 N.S.; effective 8-27-2009.)

§145.0106 Additions to the 2007 California Building Code Adopted by the City of San Diego

The following sections and Sub-sections have been added to the 2007 California Building Code by the City of San Diego:

- (a) Chapter 7A, Sections 710A.1.1, 701A.4, 701A.1.6, 702A, 704A.3.2.2.1, 704A.6, 704A.7, and 704A.8.
- (b) Chapter 15, Roofing and Roof Structures, Sub-Sections 1505.1.5 and 1505.1.6, Sections 1507.16 and Sub-sections 1510.1.1 through 1510.1.5 and have been added to Reroofing.
- (c) Chapter 16, Structural Design, Sub-sections 1613.6.3.1, 1613.6.3.2, 1613.6.3.3 and 1613.6.3.4.
- (d) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- (e) Chapter 18, Soils and Foundations, Section 1802 Foundation and Soils Investigations, Sub-sections 1802.2.8 Required Geologic Investigation including 1802.2.8.1 through 1802.2.8.4, Sub-section 1805.2.4, and Table 145.1802.
- (f) Chapter 19, Concrete, Sub-section 1908.1.17.

- (g) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Sub-sections 3109.1.1, 3109.1.2, and 3109.4.1.10.
- (h) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Sections 3203.1 through 3203.6.
- (i) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.
- (j) Chapter 34, Existing Structures, Section 3403 Additions, Alterations or Repairs, Sections 3403.5 and 3403.6.
- (k) Chapter 37, Archaic Materials and Methods of Construction.

(Retitled from "Additions to the 1998 California Building Code Adopted by the City of San Diego" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Additions to the 2007 California Building Code Adopted by the City of San Diego" and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

(Amended 7-28-2009 by O-19885 N.S; effective 8-27-2009.)

§145.0107 Adoption of Appendices to the 2007 California Building Code

The following Appendix Chapters of the 2007 California Building Code are adopted by the City of San Diego:

- (a) Appendix chapters specifically adopted by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2007 California Building Code.
- (b) Appendix Chapter C, Group "U" Agricultural Buildings.
- (c) Appendix Chapter I, Patio Covers.

(Retitled from "Adoption of Appendices to 1998 California Building Code" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Adoption of Appendices to the 2007 California Building Code" and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

§145.0108 Adoption of 2007 California Building Code Chapter 1, “General Code Provisions”

(California) Chapter 1 of the 2007 California Building Code “General Code Provisions” is adopted pursuant to Section 145.0103 (a) without change.

(Added 4-8-2008 by O-19726 N.S; effective 5-8-2008.)